

**ROSE COTTAGE  
MAIN ROAD  
WENSLEY  
NR MATLOCK  
DERBYSHIRE DE4 2LL**



**£295,000**

**A superbly renovated period cottage oozing charm and character throughout.**

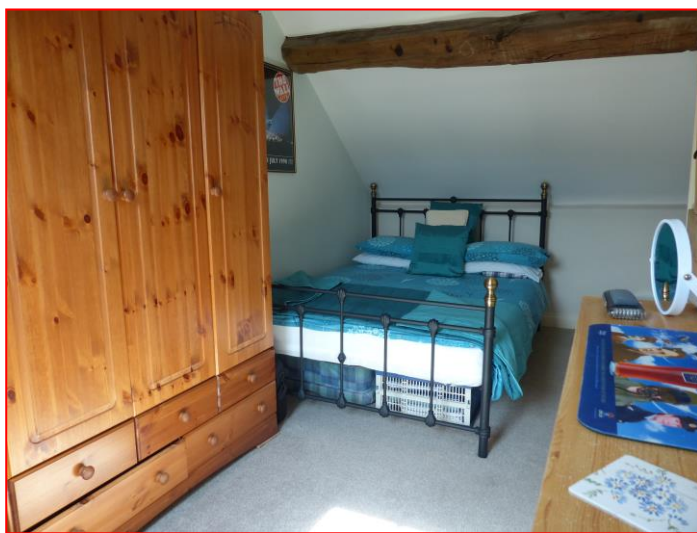
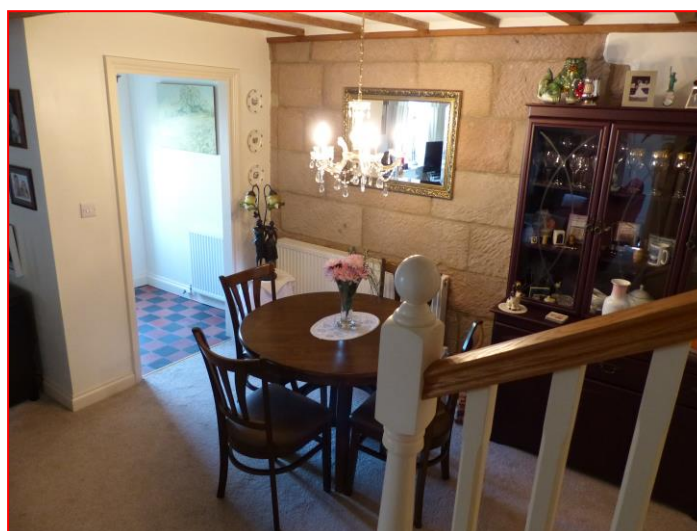
Believed to date from the mid 17<sup>th</sup> Century, this most attractive semi-detached stone built cottage has recently undergone extensive renovation and refurbishment. Period and character features are evident throughout which blend well with modern fittings and finish which can be more fully appreciated by a closer inspection.

Wensley nestles just inside the Peak District boundary and provides ready access to the delights of the National Park and surrounding Derbyshire Dales countryside. The market towns of Matlock, Bakewell and Chesterfield are all readily accessible by road whilst the cities of Sheffield, Derby and Nottingham all lie within daily commuting distance.

- Superbly renovated cottage
- Semi-detached
- Oozing character and charm
- Feature fireplaces, exposed beams and walls
- Large sitting/dining room
- Fitted kitchen with some integral appliances
- Master bedroom with
- Ensuite shower room
- Two further bedrooms
- Family bath & shower room
- Landscaped gardens to three sides of cottage
- Viewing highly recommended



## PHOTO GALLERY:



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Note: These particulars are produced in good faith with the approval of the vendors and are given as a guide only. All measurements are approximate. The particulars form no part of a contract or lease.





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## ACCOMMODATION

A panelled and part glazed front door opens to an **entrance lobby** with black and red quarry tiled floor, exposed ceiling beams, central heating radiator and picture window lending light to the sitting room. An open doorway leads to the...

**Sitting and Dining room** – 6.04m x 4.87m (19' 10" x 16') maximum. Providing a generously proportioned living area with ample space for dining as required. There is a period beamed ceiling, multi paned sash window with shuttered casement and window seat facing the front, a built-in cupboard with a period oak front, restored and providing interesting character. As a focal point to the room there is a substantial cutstone fireplace with raised flagged hearth upon which is set a cast iron multi fuel stove.

There is a further stone framed window facing the rear and built-in cupboard set beneath stairs which rise to the first floor. A stripped pine ledged and braced door leads off to the...

**Fitted kitchen** – 3.53m x 2.4m (11' 7" x 7' 11") well fitted with a range of high and low level cupboards and drawers, hand painted and incorporating glazed display cabinets and a range of work surfaces. There is a Belfast style pot sink, integral fridge, washing machine and dishwasher plus a range style cooker with eight gas rings, two ovens and grill. To one side are the exposed lintels to the former ovens and fireplace whilst the ceiling includes a revealed timber lintel and with access to the roof void. There is a stone framed window facing the rear, limestone floor, contemporary central heating radiator and a combination of down and under cupboard lighting. Concealed behind a wall cupboard is the gas fired combination condensing boiler which serves the central heating and hot water system. A stable style door provides access to the rear gardens.

From the sitting room stairs wind to the first floor having painted balustrade and oak handrail and on the **landing** again there are exposed ceiling timbers, the majority believed to be original to the house, and stripped pine doors leading off to the...

**Master bedroom 1** – 4.84m x 3.01m (15' 10" x 9' 10") widening to 3.86m (12' 9") enjoying good natural light with two multi paned windows to the front each with deep sills and revealed stone surrounds. There is also a feature fireplace with inbuilt cast basket, dressing area, beamed ceiling and central heating radiator. A door leads off to the...

**Ensuite shower room** – fitted with a modern white suite to include pedestal wash hand basin, low flush WC and corner shower cubicle with curved glazed screen and "limestone" wall tiling to two sides. Beamed ceiling, central heating radiator, electric shaver point, extractor fan and similar front facing window.

**Family bath & shower room** – accessed off the landing and again fitted with a modern white suite to include panelled bath having Victorian style mixer shower tap, high flush WC with wooden box cistern above ornate brackets and a pedestal wash hand basin. There is a separate walk-in shower cubicle with similar tiled back and a curved screen. Beamed ceiling, central heating radiator, extractor fan, electric shaver point and mullioned window overlooking the gardens at the rear.

From the first floor landing a further flight of stairs leads to the second floor **landing** which creates a pleasant reading or study area, the roof light allowing a delightful outlook beyond the gardens at the rear of the cottage towards the slopes which rise above The Dale. There are exposed roof timbers, stripped pine built-in cupboard and pine ledged and braced door opening to...

**Bedroom 2** – 4.8m x 2.01m (15' 9" x 6' 7") with similar views through the conservation style roof light and exposed A-frame timbers and purlins, the room having part restricted head height with the fall of the roof line. Central heating radiator.

**Bedroom 3** – 4.8m x 2.25m (15' 9" x 7' 6") with views to the rear through a roof light, exposed period purlins and a storage platform set above the landing ceiling.

## OUTSIDE

This superbly finished character property is complemented by delightful landscaped gardens spanning three sides of the cottage, all easily managed but offering ample scope for the keen gardener to enjoy. From the roadside a gravelled path is set above two stone steps with low walls to each side being topped with stone copings. There is a planted border to one side, lawn to the other plus additional raised flower bed. Pathways lead to the side where there is a further raised gravel area providing potential for further landscaping and access to the rear gardens. Stone paved patios stand to the side of a gravelled path and sitting area and from where

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shallow stone steps descend to the back door. A low dry stone wall is set to the raised lawn with further planted borders within timber fenced boundaries.

There are two timber garden stores each with electricity supply.

**TENURE** – Freehold.

**SERVICES** – All main services are available to the property which benefits from gas fired central heating. No test has been made on services or their distribution.

**FIXTURES & FITTINGS** – Only the fixtures and fittings mentioned in these sales particulars are included in the sale. Certain other items may be taken at valuation if required. No specific test has been made on any appliance either included or available by negotiation.

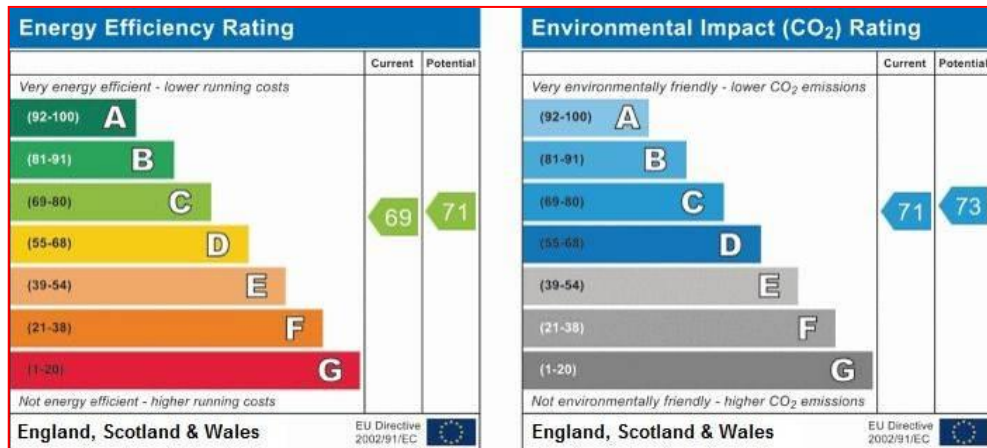
**DIRECTIONS** - From Matlock Crown Square, take the A6 Bakewell Road heading north. At Darley Dale turn left into Station Road and proceed to Darley Bridge beyond and continue up into the village of Wensley. After passing The Square (where car parking is available) Rose Cottage can be found on the left hand side after a further 50m.

**VIEWING** - Strictly by prior arrangement with the Matlock office 01629 580228.

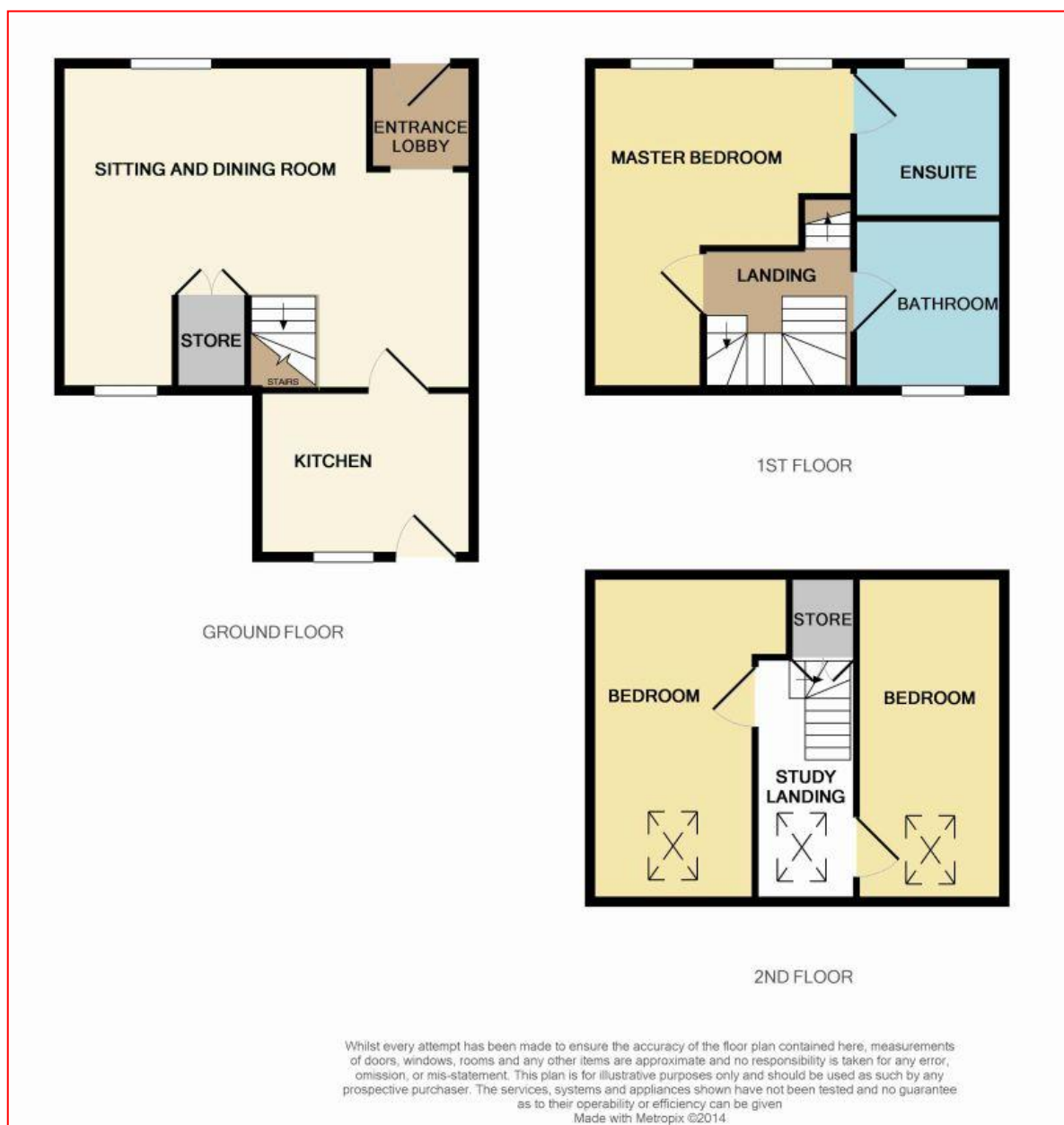
**Ref: FTM 8221**



## EPC Graph



## Floor Plan



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